



# PLANNING COMMISSION

## MEETING SUMMARY

Thursday, January 20, 2011

City of Sammamish Council Chambers

## COMMISSIONERS PRESENT

Joe Lipinsky

Kathy Richardson

Jan Klier

Jeff Wasserman

Mike Collins

Michael Luxenberg

Mahbubul Islam

## CALL TO ORDER

Chair Lipinsky called the meeting of Sammamish Planning Commission to order at 6:30 p.m.

## APPROVAL OF AGENDA – Approved

## STAFF PRESENT

Kamuron Gurol, Community Development Director

Susan Cezar, Community Development Deputy Director

Eric LaFrance, Senior Stormwater Program Engineer

Rob Garwood, Senior Planner

Evan Maxim, Senior Planner

Debbie Beadle, Community Development Secretary

## REVIEW OF WORK PROGRAM CALENDAR

*Kamuron Gurol* opened the meeting and reviewed the Work Program Calendar. It was advised that additional new details for the calendar would be discussed following the City Council Retreat on February 2 & 3.

For this evening's meeting the deliberations/recommendations on Electric Vehicles Charging Stations would take place followed by an Introduction to Code/Public Hearing on the Surface Water Design Manual. Commencing at the 02/03/2011 meeting would be the introduction of Accessory Dwelling Units/Cottage Housing, this is a top priority with the City Council and details/presentations would be given via Senior Planner, *Rob Garwood*.

## DIRECTOR'S REPORT FROM CITY COUNCIL MEETING 01/18.

The following business item was discussed at the City Council meeting:

- Transfer Development Rights – 1<sup>st</sup> Reading of the Code including Interlocal TDR agreement. The Public Hearing would be continued to 02/08 meeting.

*Evan Maxim, Senior Planner* updated the Planning Commission with details from the City Council meeting with the outcome of the code information on the Transfer Development Rights.

A reminder was given with regard to the City Council Retreat which would take place February 3, 4, and 5, 2011. All departmental work program calendars would be discussed and prioritization of the most important subjects for the City of Sammamish would be discussed.

### **PRO PLAN STEERING COMMITTEE UPDATE**

Vice Chair Richardson updated the Commission/Staff on the PRO Plan. Both Commissioner Wasserman and Vice Chair Richardson attended the meeting and reviewed five chapters in draft format of the PRO plan. A vast amount of content had been included within the document; the chapters included the introduction, summary, graphics, community profile, comprehensive chapters regarding parks, and recreation/volunteer opportunities.

During the next two meetings, the history, trends, demographic information, and the direction forward for the next six years would be discussed/reviewed.

### **PUBLIC COMMENT – NON AGENDA – None**

### **OLD BUSINESS**

### **ELECTRIC VEHICLE CHARGING STATIONS**

- Deliberations/Recommendations

*Kamuron Gurol, Community Development Director*, introduced *Rob Garwood, Senior Planner*. A number of power point slides (as detailed below) were presented.

Presentation details as follows:-

### **Electric Vehicle Infrastructure Code Amendments (revised 01.20.2011)**

#### **Completed Decision Points**

1. Remove requirement for EV stalls in new construction (see also memo on incentives).
2. Add language to allow owner to specify time limits.
3. Add language allowing owner to collect a fee for use of EV Charging station.

#### **Remaining Decision Point**

4. Decide whether to limit EV charging stalls to electric vehicles (while recharging) only.
  - Consider allowing owner to set the time periods (eg EV charging during daytime, general parking at night)

*Rob Garwood, Senior Planner*, addressed questions raised by the Commission and clarification was obtained on points discussed.

The commission continued deliberating the remaining decision point (as referenced above), and consensus was agreed on the decision point. However, the commission requested that they address the code language and make the following amendments.

### ***Suggested Language***

“Electric vehicle charging stations may be reserved for parking and charging electric vehicles only. The property owner may set hours and conditions of use on the spaces and charging stations”.

“The owner of the property may charge a fee for charging any electric vehicle” will be a separate paragraph and now become item 7 within the code.

**Vote: To approve the code as amended – Approved 7:0**

**Vote: To approve the proposed ordinance as amended - Approved 7:0**

Staff would prepare a transmittal memorandum for review via the Chair/Vice Chair before submittal to the City Council.

### **OLD BUSINESS**

#### **SURFACE WATER DESIGN MANUAL**

- Introduction to Code/Public Hearing

*Susan Cezar, Deputy Director, Community Development* introduced *Eric LaFrance, Senior Stormwater Engineer*. A number of power point slides (as detailed below) were presented.

Presentation details as follows:-

#### **What’s on Deck?**

- ▣ More Background
  - Ecology’s Role
- ▣ Things to Cover
  - New surface water code Title 13
  - Surface Water Design Manual Addendum

#### **Background**

- ▣ Ecology issued NPDES permit
  - Cities appealed it
  - Issues of appeal
    - Requirement for Equivalency
    - No back-sliding
  - PCHB (what does this stand for) ruling

- Cities lost appeal (sort of)
- Deadline has passed
- February 2010

### **How did we get here?**

- Options for equivalency
  - Adopt Ecology manual
  - Adopt Ecology approved manual from Phase I jurisdiction
  - Review of other cities actions
  - Cities using the KCSWDM stayed with it
    - Familiarity, more technical

### **Using King County's Manual**

- The KCSWDM is an extension of KCC Title 9
- City adopted Title 9 at incorporation
- Staff is proposing new Title 13
  - Future changes will be deliberate
  - Easier to reference
  - More applicable to Sammamish

### **Draft Title 13**

- Sammamish-ized Title 9
    - Took out non-applicable code
    - Combined definitions
    - Added some language
      - Lakes and basin specific rules
  - What you have before you
    - Title 13 Surface Water Runoff Regulations
- When and What is required

### **Title 13.20**

- When to Review (pg 12)
  - 2,000 ft<sup>2</sup> Impervious
  - 7,000 ft<sup>2</sup> Land Disturbance
  - 12" ditch or pipe
  - Flood Hazard Area
  - Critical Drainage Area
  - High-use redevelopment (>\$100k)
  - Redevelopment project
    - 5,000 ft<sup>2</sup> of Impervious
    - Improvements cost > 50% of existing

## **Title 13 Requirements**

- ▣ What is Required
- ▣ To bifurcate or not to bifurcate
- ▣ Staff recommends bifurcation

## **Two are Better than One**

- ▣ Sites under an acre use 1998 Manual
  - Less requirements for redevelopment projects
  - Soil amendments not required
  - Existing conditions (1979 vs. pre 1492)
  - Applies new rules only to sites over an acre

## **Two are Harder to Handle**

- ▣ Using two manuals requires more expertise from both staff and applicants
- ▣ What happens when construction doesn't match design?
- ▣ Ecology is already hinting about new permit thresholds

## **Changes for Bifurcation**

- ▣ Ideally bifurcation language would be in SWDM Addendum
- ▣ Clearly addresses which manual projects use
  - How we define site disturbance
- ▣ Some changes may be necessary to Title 13

## **Surface Water Design Manual Addendum**

- ▣ In draft form
- ▣ Meant to be the first stop for applicants
- ▣ Would contain bifurcation language
- ▣ Calls out Sammamish specifics
  - Lakes
  - Basins

## **Staff Recommendations**

- ▣ Use a bifurcated manual
- ▣ Address bifurcation concerns by
  - Clearly defining thresholds

## **Next Steps**

- ▣ Continue Public Hearing
- ▣ Staff will perform additional research, answer questions and craft any proposed amendments

- ▣ On Feb 3<sup>rd</sup> Commission will take additional public comment, close public hearing and deliberate
- ▣ Recommendation to City Council to be completed on Feb 3<sup>rd</sup> as well
- ▣ Fall back date of Feb 17<sup>th</sup>
- ▣ Planning Commission suggests that if City bifurcates the old manual applicable for less than one acre changes should be scanned and made available on the Internet

*Eric LaFrance, Senior Stormwater Engineer, with assistance from Susan Cezar, Deputy Director Community Development and Evan Maxim, Senior Planner answered and took notes of Commissioner questions and request for examples.*

**PUBLIC HEARING - No comment given.**

The public hearing would now continue to the 02/03/2011 Planning Commission meeting.

The Introduction to Code presentation was concluded. Staff would return with answers to questions raised at the 02/03/2011 Planning Commission meeting.

**ADJOURN**

Meeting adjourned at 8:34 p.m.

Chair: Joe Lipinsky

(Video Audio record 1/20/2011 refers.)

Secretary: Debbie Beadle